

Drawn by: ORT Approved by: SDE Project No.: 228-04.20 File: G:\228\04\SURVEY\04PLT01.DWG

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO
THE MINIMUM STANDARDS SET FORTH BY THE TEXAS
BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO
AN ACTUAL SURVEY MADE ON THE GROUND BY ME OF SAID

James W Russell
JAMES W. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 28th
DAY OF 28th May, A.D. 2002.

Cynthia A. Cardenas 7-25-04
NOTARY PUBLIC- COMMISSION EXPIRES
IN AND FOR THE STATE OF TEXAS CYNTHIA A. CARDENAS

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT, THE PROPERTY ADJACENT
TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE
RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND
ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING
ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM
WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM
THIS PROPERTY WILL BE REGULATED AS DIRECTED BY
"REGULATIONS FOR ACCESS DRIVEWAYS TO STATE
HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM
COMBINED TOTAL OF TWO ACCESS POINTS ALONG ALONG
F.M. LOOP 1604, BASED ON AN OVERALL PLATTED
HIGHWAY FRONTAGE OF 831.02' AND, A MAXIMUM OF TWO
ACCESS POINTS ALONG S.H. 16 BASED ON THE OVERALL
PLATTED HIGHWAY FRONTAGE OF 680.83'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY
ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY
TxDOT PRIOR TO CONSTRUCTION WITHIN STATE
RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE
RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.

GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM.
2. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY BURY+PARTNERS, INC.
3. IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID IN FULL PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE
ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY
RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M., IN
THE _____ RECORDS OF SAID COUNTY, IN VOLUME _____,
ON PAGE _____, IN TESTIMONY WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS.

DEPUTY

b Bury+Partners
Consulting Engineers and Surveyors
San Antonio, Texas Tel 210/525-9090
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SHEET 2 OF 2

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: SANTIKOS BANDERA/1604, LTD.
601 EMBASSY OAKS, STE. 105
SAN ANTONIO, TX. 78216


DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY
PERSONALLY APPEARED Don Briggs KNOWN TO ME TO
BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED
AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY
OF May 2002

Christina A. Carr
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

 **CYNTHIA A. CARDENAS**
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-25-2004

STATE OF ARIZONA
COUNTY OF MARICOPA

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: HALLE PROPERTY, L.L.C.
14831 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85254

James Silbaugh
DULY AUTHORIZED AGENT

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY
PERSONALLY APPEARED JAMES S. SIMARSK KNOWN TO ME
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED
AND IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24TH DAY
OF MAY 2002.

NOTARY PUBLIC,
MARICOPA COUNTY, ARIZONA

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION
HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS,
LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE
THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED
DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED
BY THE SAN ANTONIO PLANNING COMMISSION.

STEVEN D. EKLUND, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 80187

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 28th
DAY OF May, A.D. 2002.

Cynthia O. Cardenas 7:25:24
NOTARY PUBLIC— COMMISSION EXPIRES
IN AND FOR THE STATE OF TEXAS CYNTHIA

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
■	TxDOT MONUMENT FOUND
○	1/2" IRON ROD SET
— 950 —	EXISTING CONTOUR
⊕	BENCHMARK
- - - 950 - - -	PROPOSED CONTOUR

NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH IT'S NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES AND PLANTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENTS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: NONE

OF A 23.902 ACRE TRACT OF LAND BEING 0.102 ACRE TRACT OF AN INGRESS/EGRESS EASEMENT OUT OF LOT 5, BLOCK 1, N.C.B. 15663, DISCOUNT TIRE LOOP 1604 SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 7594, PAGE 801 AND A 23.799 ACRE TRACT SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN L. SANTIKOS, AS EVIDENCED BY DOCUMENT OF RECORD IN VOLUME 9545, PAGE 103, AND VOLUME 8186, PAGE 1603 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF SILVERADO STATION HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,
TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 2002.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

Drawn by: ORT Approved by: CDA Project No.: 228-04.20 File: G:\228\04\SURVEY\04PLT01.DWG

VRP #02-05-106



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY 31 PM 4:14

Permit File: # VRP 02-05-106
Assigned by city staff

Date: May 30, 2002

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Plat showing the Area Boundary (Attached).

1. Owner/ Agent: Santikos Bandera / 1604 , LTD.
2. Address: 601 Embassy Oaks Drive, Suite 105
3. Zip: 78216 Telephone #: 210/496-1300 extension 7
4. Site location or address: 11505 W. Loop 1604 N.
5. Council District 3 ETJ No Over Edward's Aquifer Recharge () yes (X) no

• **MASTER DEVELOPMENT PLAN (MDP)** (Formaly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: N/A #

Date accepted: Expiration Date: MDP Size: acres

• **P.U.D. PLAN**

Name: N/A #

Date accepted:

• **Plat Application**

Plat Name: Silverado Station Plat # 020105 Acreage: 23.799

Date submitted: December 20, 2001 Expiration Date: June 20, 2003

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

• **Approved Plat**

Plat Name: N/A Plat # _____ Acreage: 02 MAY 31 PM Approval 5

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: N/A Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

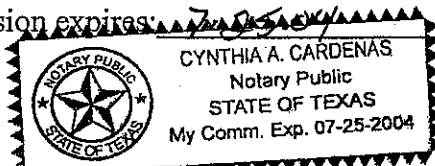
I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Dan Briggs Signature: [Signature] Date: 05/31/02

Sworn to and subscribed before me by on this 31st day of May 20 02, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: 7-25-2004

Cynthia A. Cardenas



Notarized
←

City of San Antonio use

X Approved **Disapproved**
*As of 1-28-02
PLEASE NOTE THAT
RIGHTS ARE SUBJECT
TO EXPIRATION IF PLAT NOT FILED*

Review By: [Signature] Date: 6-6-02
Assistant City Attorney

August 17, 2001

I understand that this Vested Rights Application was submitted to retain a use from the 1965 zoning. Please be aware that retention of such uses is not gained via Vested Rights

02-05-106



**City of San Antonio
Development Services
Subdivision Section**

PLAT INFORMATION

Date Submitted: _____

Plat ID Number: _____

Plat Name: Santikos Bandera/1604, Ltd.

020105

Owner/Agent: Dan Briggs

Phone: 210/496-1300

Fax: 210/448-3330

Address: 601 Embassy Oaks, Ste. 105, San Antonio, Texas

Zip code: 78216

Engineer/Surveyor: Bury + Partners-S.A., Inc.

Phone: (210) 525-9090

Fax: (210) 525-0529

Address: 10000 San Pedro Avenue, Suite 100, San Antonio, Texas

Zip code: 78216

BACKGROUND

1. ☒ Major Plat ☐ Minor Plat ☐ Amending Plat ☐ Development Plat
2. ☐ DIRECTOR -OR- ☒ PLANNING COMMISSION
3. Plat is associated with the development of a:
 - ☐ POADP: Y/N Name _____ # _____ Date Approved: _____
 - ☐ PUD: Y/N Name _____ # _____ Date Approved: _____
4. All Specific Uses Proposed: Cinema, Restaunt, Retail (restaurant, day care, warehouse, etc.)
5. City Council District 8 Ferguson Map Grid A2 School District Northside
6. Water Service: ☒ Saws ☐ Well ☐ Other Utility (name) _____
7. Sewer Service: ☒ Saws ☐ Septic ☐ Other Utility (name) _____
8. Existing Zoning B3 Case # if new application is in process _____
9. San Antonio City Limits - ☒ Yes ☐ No
10. Edwards Aquifer Recharge zone? - ☐ Yes ☒ No
11. Previous/existing land fill? - ☐ Yes ☒ No
12. Parkland, greenbelts, or open space? Flood plain? - ☐ Yes ☒ No

PLATTED AREA

Streets ☐ Public ☐ Private
Parks ☐ Public ☐ Private

total acreage-0-
total acreage-0-

Linear Ft -0-

Single-Family
 Non-Single Family
 Private Streets, Common Area, Open Space & Easements
TOTAL Acreage

Acres	Lots
23.799	6
23.799	

RECEIVED
 CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING
 02 MAY 31 PM 4:19
 CITY OF PLANNING
 DEPARTMENT
 SERVICES DIVISION

02 MAY 31 PM 4:14

Letter of Transmittal

file

To: Michael Herrera

Project No.: 228-04.70

Company: City of San Antonio

Date: 05/30/02

Address: 114 W. Commerce Street, 3rd Floor

cc: Jonathan Kaplan

San Antonio, Texas 78205

Re: Bandera Road Cinema: Vested Rights Permit

☒ Delivery

☐ Overnight

☐ Pick-Up

☐ Courier

☐ Other

Quantity	Description of Item(s)
1	Check for \$160.00
2	Vested Rights Permit Application
2	Copy of Plat Information Sheet
2	Copy of Completeness Review for LOC from Planning Department dated 1/28/02
2	Copy of Address Map from City of San Antonio
2	Copy of Plat

~Notes~

Mr. Herrera,

Please note that the plat name was changed twice. The Final Plat name, "Silverado Station" is shown on the attached plat. The plat information sheet refers to "Santikos Bandera/1604 Ltd." and the Completeness Review form refers to Silverado Plaza.

Please contact our office at 210/525-9090 if you have any questions. Thank you.


Prepared By: Coy Armstrong, PE

CA/
KB

02-05-106

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY 31 PM 4:15

BURY + PARTNERS - SA, INC. MANAGER'S ACCOUNT		2573
(210) 525-9090 10000 SAN PEDRO AVENUE, SUITE 100 SAN ANTONIO, TEXAS 78215		30-9/1140 59
DATE <u>5/30/02</u>		
PAY TO THE ORDER OF <u>City of San Antonio</u>		\$ <u>160.00</u>
<u>One Hundred Sixty & no/100</u>		DOLLARS <input checked="" type="checkbox"/>
 Frost National Bank Austin, Texas 78767 www.frostbank.com		<small>Security features are on back. Date on back.</small>
FOR <u>Vested Rights Application fee</u>		
503280489		
⑈002573⑈ ⑈14000093⑈ 591103682⑈		MP

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GUARDIAN • SAFETY